

688

HAROLD B. LOTT, ET UX

GRANTORS

TO

WARRANTY DEED

RALPH E. EDDINGS, ET UX

GRANTEES

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, We, HAROLD B. LOTT and wife, JO ANN LOTT, do hereby sell, convey and warrant unto RALPH E. EDDINGS, JR. and wife, MARIGAIL EDDINGS, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

Lot 1, Harold Lott Subdivision, in Section 30, Township 3 South, Range 7 West of DeSoto County, Mississippi as shown by the plat appearing of record in Plat Book 22, Page 23, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Further consideration for the hereinabove described property is the assumption by the Grantees of that certain Deed of Trust given by Harold B. Lott, et ux, to First Memphis Mortgage Corporation which is recorded in Deed of Trust Book 390, Page 773 in the office of the Chancery Clerk of DeSoto County, Mississippi, and which has been assigned to Southern Federal Bank For Savings, F.A. by instrument recorded in Deed of Trust Book 391, Page 456.

Grantors hereby transfer and assign unto Grantees without charge, all funds held in escrow in connection with the above mentioned loan.

The warranty in this deed is subject to subdivision and zoning regulations in effect in DeSoto County, Mississippi, to rights of way and easements for public roads and public utilities, and to the

restrictive covenants of record for said subdivision.

Possession is to be given on or before July 29, 1987.

Taxes for the year 1987 are to be prorated.

WITNESS our signatures this the 6th day of July, 1987.

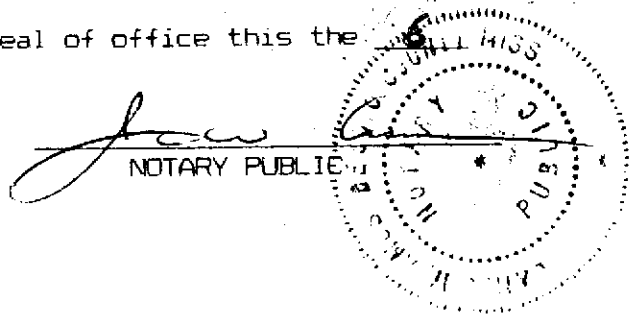
Harold B. Lott
HAROLD B. LOTT

Jo Ann Lott
JO ANN LOTT

STATE OF MISSISSIPPI
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the above named HAROLD B. LOTT and wife, JO ANN LOTT, who acknowledged that they signed and delivered the above and foregoing Warranty Deed on the day and date therein mentioned as their free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal of office this the 6th day of July, 1987.



My Commission Expires:
5/17/88

Grantors' address:

460 Vinson Road
Hernando, MS 38632
Phone: 368-5349

Grantees' address:

860 Mt. Pleasant
Hernando, MS 38632
Phone: 368-7978

Filed @ 4:00 P.M. 7 July, 1987
Recorded in book 196 Page 688
H. G. Ferguson, Chancery Clerk